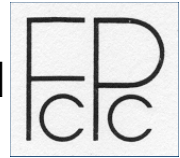




FREDERICK COUNTY PLANNING COMMISSION

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NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item are required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Wednesday – October 9, 2013 @ 9:30 am

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*



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ITEM	TIME	ACTION REQUESTED
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1:30 P.M.

- | | | |
|----|---|----------------------|
| 1. | <u>MINUTES TO APPROVE</u> | DECISION |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. | <u>SITE PLAN</u> | DECISION |
- a) [Damascus Road Community Church](#)- The applicant is requesting Site Development Plan approval for Phase 3 improvements comprised of the addition of 533 new parking spaces and the elimination of 109 previously approved existing parking spaces on a 36.00 acre site. Located north-side Old National Pike, north of Bartholows Road. Zoned Agricultural. Planning Region: New Market, Tax Map 89 / Parcel 29.
File: SP95-40A, Site #13643, APFO #13644, FRO #13645
Tolson DeSa, Principal Planner

5. **SUMMER 2013 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS**
FINDING OF CONSISTENCY

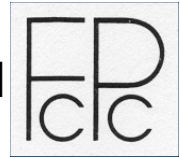
The Planning Commission will hear the [following cases](#) to determine consistency with the Comprehensive Plan.

- a) [WS-13-05: Jefferson Valley, LLC](#)
Tax Map 84 / Parcel 120, Account #14-315780. Jefferson Pike (MD 180) at Broad Run Road. Requesting reclassification of 60.0 acres from W-4, S-4 to W-3, S-3 and 26.4 acres from W-5, S-5 to W-3, S-3 (Woodbourne Manor Subdivision) Comp. Plan: LDR & VC. Zoning: R-3
- b) [WS-13-06: Division of Community Development](#)
To update the existing and planned water and sewer facilities and infrastructure lines on the Water and Sewerage Plan Map



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c) WS-13-07: Division of Community Development

Amend Section III, Review & Amendment Procedures, of Chapter 1 to clarify 1) The piecemeal application process for properties zoned Agricultural or planned for Ag/Rural or Natural Resources, and 2) The piecemeal application process and its relation to Denied Access Policies.

d) WS-13-08: Jefferson Park Development, LLC

Tax Map 76, Parcel(s) 108, 109, and 568 (Lots 1 and 2), Account(s) #23-438798, 23-439565, 23-458012, and 23-458020. MD 180, MD 340 at I-70. Requesting reclassification of 173 acres from W-4, S-4 to W-3, S-3.

Comp. Plan: ORI. Zoning: MXD

e) WS-13-09: Matan Acquisitions, LLC

Tax Map 96, Parcel 60, Account #07-196210. South side of Urbana Pike (MD 355) at Fingerboard Road (MD 80) in Urbana. Requesting reclassification of 22.59 +/- acres from W-5, S-5 to W-3, S-3 (Geisler Property / Urban Green) Comp. Plan: MX/VC. Zoning: MX/VC

f) WS-13-10: Oakdale Investments, LLC

Tax Map 78, Parcel 715, Account #27-519237, Parcel 0, Account #27-517315, Tax Map 79, Parcel 6, Account #27-519172. Alpine / Northern Town Center, Lake Linganore. Requesting reclassification of 179 gross acres from Planned Service (PS) to W-4, S-4 and depiction of two (2) water booster pump station symbols and an elevated water storage tank symbol on the water map plus depiction on the sewer map the replacement/enlargement of various sewer interceptors and mains that are 15 inches or greater. Comp. Plan: LDR/NR. Zoning: PUD

g) WS-13-11: Oakdale Investments, LLC

Tax Map 69, Parcels 68, 52, 169, 26, Account(s) #13-296049, 13-298130, 13-307415, 13-307407, 27-519253. Hamptons East and Hamptons West, Lake Linganore. Requesting reclassification of 387 gross acres from Planned Service (PS) to W-4, S-4. Comp. Plan: LDR/NR. Zoning: PUD

h) WS-13-12: Oakdale Investments, LLC

Tax Map 68, Parcel 36, 35, 14, Account(s) #27-519121, 13-301212, 13-301247 Woodridge / Westridge, Lake Linganore. Requesting reclassification of 318 gross acres from Planned Service (PS) to W-4, S-4. Comp. Plan: LDR. Zoning: PUD

i) WS-13-13: Crum Farm Land Development, LLC / Crum Farm Commercial Development, LLC

Tax Map 48, Parcel 17, Account(s) #21-411523, 21-411515, Parcel 190, Account #21-408603. Tax Map 57, Parcel 102, Account #21-411507, Parcel 105, Account #21-420093, Parcel 10, Account #02-466406. Vicinity of Bloomfield Road, Willowbrook Road and Sundays Lane in the City of Frederick. Requesting reclassification from No Planned Service (NPS) to W-5, S-5. City Comp. Plan: Mixed Use / Institutional. City Zoning: MU-1 (Mixed-Use)

Tim Goodfellow, Principal Planner



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6. TEXT AMENDMENTS

INFORMATIONAL

- a) [Priority Four \(4\) Text Amendments](#) - Staff will present the Priority Four (4) Zoning Ordinance Text Amendments for review and comment prior to the Planning Commission public hearing which is tentatively scheduled for October 9, 2013. No decision is being made on this matter as it is solely informational for the Planning Commission.
Shawna Lemonds, Planning Manager
- b) [Waterbody Buffer Text Amendment](#) - Staff will present the Waterbody Buffer Zoning Ordinance Text Amendment for review and comment prior to the Planning Commission public hearing which is tentatively scheduled for October 9, 2013. No decision is being made on this matter as it is solely informational for the Planning Commission.
Tim Goodfellow, Principal Planner